

**Minnesota Department of Employment and Economic Development
Brownfields and Redevelopment Unit
CALL FOR APPLICATIONS**

Date of Issuance: June 2022

The Brownfields and Redevelopment Unit is soliciting applications for grant funding for Redevelopment projects through the Redevelopment Grant and Demolition Loan Programs.

Funds Available

Approximately \$2 million is available for distribution for the Redevelopment Grant and Demolition Loan Programs.

Submission Deadlines and Requirements

The deadline for the submission of applications is **4:00 p.m. on Monday, August 1, 2022.**

Proposals must be submitted to the Department of Employment and Economic Development, Brownfields and Redevelopment Unit, 1st National Bank Building, 332 Minnesota Street, Basement Mail Room, St. Paul, MN 55101-1351. **Three complete sets of application documents are required for each project (1 Original on paper, one additional set on paper and a third on a flash drive).** They must be submitted by the deadline to be considered for funding. **Applications that will be hand-delivered on August 1 between the hours of 8:00 a.m. and 4:00 p.m. can be dropped off at the Great Northern Building, 180 East 5th Street, the second block east from the 1st National Bank Building.**

Contact Information

For questions regarding the application process, please contact Brownfields and Redevelopment Unit staff at 651-259-7451.

DEED will be hosting informational sessions to provide potential applicants with more details about the program and answer any questions. Details about workshops/webinars will follow.

Background

The programs provide grants and loans to assist with the costs of redeveloping blighted properties for more productive uses.

Program Descriptions

Redevelopment Grant Program: The Redevelopment Grant Program assists local communities with their redevelopment projects by filling the financial gap that often prevents recycling land for more productive uses. Redeveloping previously developed sites, where there are often dilapidated structures and inadequate adjacent infrastructure is more complex and costly compared to undeveloped parcels. The Redevelopment Grant Program strategically awards grants based on statewide, statutory criteria that make the program a useful financing tool for redevelopment projects. The program helps foster state/local collaboration that results in projects that achieve local revitalization goals and are consistent with state economic development strategies.

Demolition Loan Program: The Demolition Loan Program was added to the Redevelopment Grant Program statute in 2011 to award loan funds to local units of government that need to remove blighted structures from their communities, but do not have an immediate redevelopment plan for the site. Although the traditional Redevelopment Grant Program works well for sites where there are costly detriments to site development, and the need to level the playing field between these sites and undeveloped sites exists. There is also an untapped need for assistance with demolition and other redevelopment activities when either there is no current development plan or future development visions are hindered by current blight. In some cases, despite a potential for future redevelopment, hazardous conditions or other public safety factors may be a community's immediate concern. In addition, securing and maintaining dilapidated structures is costly.

Eligibility Requirements

Applications must be submitted by cities, counties, port authorities, housing and redevelopment authorities (HRAs) or economic development authorities (EDAs).

Match Requirements

A local match of 50% is required for each project site receiving a Redevelopment grant. There is no match required for Demolition Loans.

Selection Criteria Redevelopment

DEED will award Redevelopment grants to projects that provide the highest return in public benefits for the public costs incurred and meet all of the statutory requirements. In order to evaluate the applications for public benefits with respect to the costs incurred, the law specifies priorities that DEED must consider.

To fulfill this requirement of reviewing applications in an objective and fair manner, the following criteria have been assigned maximum point values in order to systematically award grants. All assigned scores will be relative to scores awarded to other applications. **Please note, a Redevelopment application must receive a minimum of 50 points in order to be eligible for funding.**

1. The need for redevelopment in conjunction with contamination remediation needs. Maximum = 15 points.
2. The redevelopment project meets current tax increment financing requirements for a redevelopment district and tax increments will contribute to the project. Maximum = 25 points.
3. The redevelopment potential within the municipality. Maximum = 90 points.
4. The proximity to public transit if located in the metropolitan area. Maximum = 5 points.
5. Multi-jurisdictional projects that take into account the need for affordable housing, transportation, and environmental impact. Maximum = 15 points (5 points each).

Selection Criteria Demolition Loan

DEED will consider offering loans to projects which demonstrate the most need based on current conditions, future redevelopment potential and ability to secure the loan. DEED will review and select loan awards based on the following criteria. There are no minimum point values for loans.

Demolition Loan applications are ranked on the following:

1. The extent to which the existing property conditions threaten public safety. 15 points
2. The length of vacancy of the property. 5 points
3. The development potential of the property. 10 points
4. The proximity of the property to sufficient public infrastructure. 5 points
5. The applicant's financial condition and ability to repay the loan. 15 points
6. Other benefits. 5 points

Review and Award Process

Grant and loan applications are reviewed and evaluated by the Brownfields and Redevelopment Director and staff. Final scores and recommended award amounts are reached by staff concurrence. Staff recommendations are made to the Commissioner of Employment and Economic Development (DEED). When final approval is made by the DEED Commissioner, award notices are sent out to successful applicants.

Reporting Requirements

Grant and loan recipients will be required to submit reports on an annual basis by July 25 each year. The reports include financial and project progress information.

Grant Application Instructions and Forms

For more detailed information on the Redevelopment Grant and for application instructions and forms, please refer to the program pages on our website. Application Forms have been updated. Please be sure you download the most recent form from the website at: [Redevelopment Grant Info](#)

For Demolition Loan, please refer to: [Demolition Loan](#)

Redevelopment Grant and Demolition Loan Programs Sessions

DEED is in the process of planning informational sessions to provide potential applicants with an overview of the programs and to answer any questions. Details are forthcoming.